

**SFO ATTACHMENT #4
FIRE PROTECTION & LIFE SAFETY EVALUATION**

The results of this survey shall be based on an actual walk-through of the subject premises and review of available construction documents. All building systems, associated with fire protection and/or life safety, shall be evaluated for conformance to the following codes, standards and/or criteria. Any deviance from the applicable criteria shall be identified and supported by corrective recommendation(s).

Fundamental code requirements are as follows:

- The offered building shall be evaluated for compliance with the most recent edition of The Building Officials & Code Administrators (BOCA) *National Building Code*; with the exception that chapter 10 of BOCA shall be replaced by the entire contents of the most recent edition of NFPA 101, *Life Safety Code*. All areas which do not meet the most recent editions of these criteria shall be identified as to the extent which they do comply.

Automatic sprinkler requirements are as follows:

- Where at least 35,000 square feet, any portion of which is on or above the 6th floor, is offered to the government for lease, all floors up to and including the highest floor of potential government occupancy must be provided throughout with automatic sprinkler protection.
- All floors on which the Government occupies below grade space, regardless of the amount, must be sprinklered (including garage areas offered for lease by the Government).
- All hazardous areas, as defined by NFPA 101, Life Safety Code, shall be protected throughout by automatic sprinklers.
- Where acceptable to the local authority having jurisdiction, chained and locked sprinkler control valves are an acceptable alternative to electronic supervision.
- All buildings utilizing Central Sprinkler Company's Omega line of sprinkler heads shall be identified; including: model, location(s), # of heads, approximate age, etc.

Egress requirements are as follows:

- Scissor stairs are considered to be a single stair by GSA criteria.
- Exits must be remotely located by 1/2 of the maximum diagonal dimension of the building floor, or space; for non-sprinklered buildings. For completely sprinklered buildings in Maryland, the exits are required to be remotely located by 1/3 the maximum diagonal dimension (per NFPA 101). For completely sprinklered buildings in Washington, DC and Virginia, the exits are required to be remotely located by 1/4 the maximum diagonal dimension (per BOCA).

All of the following items must be provided with the building Fire Protection & Life Safety Evaluation before being acceptable for review by the GSA Fire Protection Engineering office:

- Completed SFO Attachment #4 with supplemental building information.
- Findings, recommended corrective action and section-specific code and/or criteria references. (Specific GSA criteria, noted above, does not require listing of a section.)
- "Statement of Fire Protection Engineer", with an affixed Professional Engineering stamp or seal, signed and dated by the fire protection engineer who conducted the survey and completed the report.
- "Offeror Statement of Correction" signed and dated by the offeror or designated representative.
- Initial of fire protection engineer and offeror, or designated representative, on each page of the completed SFO attachment #4 and its supplemental information.

This form (in Microsoft Word 6.0 format) is available on GSA Safety and Environment Branch's Bulletin Board System by calling (202) 260-0025. It can also be obtained by bringing a 3-1/2" pre-formatted (IBM) diskette to:

**General Services Administration
Safety and Environment Branch (WPMOX)
National Capital Region, Room 2080
7th & D Streets, SW
Washington, DC 20407**

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The offeror represents and agrees, as part of its offer, that the proposed space/building is as described below and contains the identified features and devices. **THIS EVALUATION WILL BE MADE BY BOTH THE OFFEROR AND A REGISTERED FIRE PROTECTION ENGINEER. THE FIRE PROTECTION ENGINEER'S OFFICIAL STAMP (PROFESSIONAL LICENSE) MUST BE PLACED ON THE EVALUATION.** Should this form not provide sufficient space to respond adequately to any question, additional pages should be attached.

BUILDING NAME:			
BUILDING ADDRESS:			
HEIGHT and # of STORIES (BOCA):			
PLEASE ANSWER "YES" OR "NO" TO THE FOLLOWING QUESTIONS:		YES	NO
The building electrical system appears to comply with the National Electrical Code in that there are no obvious deficiencies (e.g. temporary wiring, use of extension cords, deteriorated equipment, missing equipment, etc.). If potential problems are noted, describe on an attached sheet.			
THE FOLLOWING ITEMS ARE LOCATED IN THE SUBJECT BUILDING:			
Laboratories			
Firing Ranges			
Parking Garages (unsprinklered)			
Print Shops (unsprinklered)			
BUILDING EXITS HAVE THE FOLLOWING FEATURES:			
There are at least two exits from each floor (scissor stairs count as only one exit).			
Exits are remote (at least 1/2 diagonal for unsprinklered buildings OR at least 1/3 (MD) or 1/4 (VA & DC) for sprinklered buildings).			
Travel distance to exits are in accordance with the latest version of NFPA 101 or BOCA, National Building Code.			
All exits discharge in accordance with the latest version of NFPA 101 or BOCA, National Building Code.			
Exit access is at least 44 inches wide.			
Dead ends and common paths of travel are in accordance with the latest version of NFPA 101.			
A FIRE ALARM IS REQUIRED FOR THIS OCCUPANCY TYPE BY NFPA 101 OR BOCA.			
A fire alarm system is provided in accordance with NFPA 72.			
Manual evacuation alarm sounds in building.			
Alarm is transmitted to a listed central station or local fire department.			
Battery back-up power is provided for the fire alarm system in accordance with NFPA 72.			

BUILDING NAME: _____

BUILDING ADDRESS: _____

DATE OF SURVEY: _____

PLEASE ANSWER "YES" OR "NO" TO THE FOLLOWING QUESTIONS:	YES	NO
THE BUILDING HAS THE FOLLOWING FIRE SUPPRESSION FEATURES:		
The building is fully sprinklered. Note: If the answer to this question is "no" please identify areas of partial sprinkler protection, if any, on an attached sheet.		
A standpipe system is required for this occupancy type by BOCA.		
A standpipe system is provided in the building in accordance with BOCA or NFPA 14.		
Portable fire extinguishers are present in adequate size, spacing and location; and have a current inspection certificate and maintenance contract (in accordance with NFPA 10).		
EXIT HARDWARE AND DOORS HAVE THE FOLLOWING FEATURES:		
Exit doors swing in the direction of exit travel; where required by code.		
All fire doors are self-closing or automatic-closing; and self-latching.		
All fire doors are in proper working order.		
Exit doors require one action to open (e.g. no locks, locked during unoccupied periods only). Note: Special locking arrangements may be permitted if allowed under local jurisdiction.		
EXIT AND EMERGENCY LIGHTING SYSTEMS HAVE THE FOLLOWING FEATURES:		
Illuminated exit signs are provided in accordance with NFPA 101.		
Emergency lighting is provided along exit paths in accordance with NFPA 101.		
Emergency power is provided for emergency lights and exit signs.		
INTERIOR FINISHES HAVE THE FOLLOWING CHARACTERISTICS:		
Interior finish for ceilings, walls, and floors, are installed without obvious deficiencies (e.g. no cork board, no carpet on walls, no cellular plastic finishes, etc.). If potential problems are noted, describe on an attached sheet.		
ELEVATORS HAVE THE FOLLOWING FEATURES:		
Elevators have a current certificate of elevator inspection from the local jurisdiction.		
Elevators are equipped with telephones or other two-way emergency signaling systems connected to an emergency communication location manned during normal working hours when the elevators are in service.		
Elevators are automatically recalled by smoke detectors located in elevator lobbies and machine rooms.		
Elevator recalls to an alternate level when activated by primary level smoke detector.		
Firemen's capture feature is provided.		
FOR SPACE OFFERED ON OR ABOVE THE 6TH FLOOR (GREATER THAN 75' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS):		
Automatic sprinkler protection is provided for all floors of the building; up to and including the highest floor of potential Government occupancy.		
FOR SPACE OFFERED BELOW GRADE:		
Automatic sprinkler protection is provided throughout the occupied levels.		

BUILDING NAME: _____

BUILDING ADDRESS: _____

DATE OF SURVEY: _____

SFO ATTACHMENT #4 (REV: 9/97)

FPE _____ LESSOR _____ GOVT _____ Page 3 OF 6

GENERAL BUILDING INFORMATION

On an attached sheet, please respond to each of the following building features; as they apply to the offered building. Identify each response by a number corresponding to the items below. Respond "N/A" for items which are not applicable. Respond "None" for items which do not exist in the building.

1) # Stories above grade:	2) # Stories below grade:
3) Floors offered to government:	4) Height of highest offered floor above lowest level of fire department vehicle access (in feet):
5) Types of occupancies on each floor. Indicate all of other than business occupancy.	6) Approximate gross area of typical floor (identify atypical floors individually):
7) Describe construction type (fire resistive, unprotected non-combustible, ordinary, wood frame, heavy timber) & NFPA 220 classification for floors, walls, columns, and roof.	8) Describe fire-rated subdivision of building floors (including stairs, tenant separation, mechanical rooms, etc.):
9) Describe any smoke detectors with attention to the following: a) locations. b) appropriate type? c) control equipment location d) control equipment manufacturer. e) connection to building fire alarm system.	10) Describe any heat detectors with attention to the following: a) locations b) appropriate type? c) control equipment location d) control equipment manufacturer e) connection to building fire alarm
11) Describe any other fire detectors with attention to the following: a) locations. b) appropriate type? c) control equipment location. d) control equipment manufacturer. e) connection to building fire alarm system	12) Describe emergency lighting: a) type. b) location. c) secondary source(s) of power.
13) Describe exit signs: a) type. b) location. c) secondary source(s) of power.	14) Describe emergency generator: a) power source(s). b) capacity. c) location. d) connected building systems.
15) Describe the fire suppression system(s) with attention to the following: a) sprinkler-location(s). b) waterflow alarm(s)-type and location. c) control valves-type and typical location. d) valve tamper switches-type and adequacy. e) standpipe-riser size, location and number. f) location(s) and manufacturer/model of fixed CO ₂ , dry chemical, and/or clean-agent fire suppression systems. g) water supply-type, size, arrangement, etc. h) supply static pressure (psi). i) fire pump data: i. UL listed for fire pump service? ii. separate controller for jockey pump? iii. NFPA 20 compliant? iv. rated capacity (gpm). v. rated net pressure (psi). vi. primary power supply. vii. secondary power supply. viii. manufacturer h) compliance to testing & maintenance required by NFPA 25.	16) Describe the communications system with attention to the following: a) type of fire alarm system: i. hardwired, multiplex, analog, etc. ii. location. iii. manufacturer/model. iv. operating voltage. b) central station (company name). c) emergency telephone system. d) secondary power source. e) control panel information. f) manual station locations. g) type of alarm indicating appliances (visual and/or audible) and locations. h) notification system (entire building, floor above & below, etc.). i) type of devices that sound evacuation alarm (list all types). j) system interfaces with? (elevators, smoke control, electric door locks, HVAC, etc.). k) compliance to testing & maintenance required by NFPA 72. i.

17) Describe the building's means of egress (NFPA 101):
a) number of exits per floor.

BUILDING NAME: _____

BUILDING ADDRESS: _____

DATE OF SURVEY: _____

SFO ATTACHMENT #4 (REV: 9/97)

FPE _____ LESSOR _____ GOVT _____ Page 4 OF 6

- b) points of discharge for each exit.
- c) capacity of each exit .
- d) occupant load per floor.
- e) remoteness of exits:
 - i. maximum diagonal dimension of typical floor (identify for others if different than that of typical floors).
 - ii. exit door separation.
 - iii. how is distance measured (straight line or along rated exit access corridor).
- f) exit access-width, fire resistance rating, arrangement.
- g) exit stair enclosure.
- h) exit discharge protection.
- i) exit dimensions - width, tread, riser.
- j) handrails (presence, stability, height above tread, graspability, etc.).
- k) dead ends.
- l) common paths of travel.
- m) vertical openings (open stairs, atriums, escalators, etc.).
- n) penetrations of exit enclosures not related to the function of the exit.
- o) exit stairway pressurization, if any.
- p)

BUILDING NAME: _____

BUILDING ADDRESS: _____

DATE OF SURVEY: _____

SFO ATTACHMENT #4 (REV: 9/97)

FPE _____ LESSOR _____ GOVT _____ Page 5 OF 6

STATEMENT OF FIRE PROTECTION ENGINEER (FPE)

I hereby attest that I have performed a full inspection of the subject premises; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page in the space marked "FPE". My official stamp, professional license information, and signature are affixed below.

I HAVE INCLUDED FINDINGS, RECOMMENDED CORRECTIVE ACTION, AND MADE SPECIFIC REFERENCES TO THE APPLICABLE CODE SECTIONS AS AN ATTACHMENT TO THIS REPORT. SUCH FINDINGS SPECIFICALLY IDENTIFY INSTANCES WHERE THE BUILDING DOES NOT COMPLY WITH THE SPECIFIED CRITERIA, AND RECOMMENDATIONS HAVE BEEN MADE IN ORDER TO RECTIFY THE SITUATION AND ASSURE SUBSTANTIAL COMPLIANCE OF THE BUILDING TO ALL APPLICABLE CRITERIA.

(IF NO DEFICIENCIES WERE IDENTIFIED, DURING THE SURVEY, PLEASE EXPLICITLY STATE SO IN THE FINDINGS AND RECOMMENDATIONS PORTION OF THE REPORT.)

Signature: _____ Date: _____

Printed Name: _____

Name of Firm: _____ Phone #: (____) _____

License Number: _____

Stamp Here:

BUILDING NAME: _____

BUILDING ADDRESS: _____

DATE OF SURVEY: _____

SFO ATTACHMENT #4 (REV: 9/97)

FPE _____ LESSOR _____ GOVT _____ Page 6 OF 6